



City of London Housing Service

Pets Policy

DRAFT

Approved by:	Housing Management and Almshouses Sub-Committee
Approval Date:	
Review Date:	<i>2 years from approval date</i>

1. Equal opportunities

The City of London Corporation operates an Equality & Diversity policy and this applies to all aspects of its services. We will ensure that no resident or service user is treated less favourably on the grounds of age, race, religion or belief, disability, sex, gender reassignment, sexual orientation, pregnancy or maternity, marriage or civil partnership status. This policy and all related information can be made available in different formats and translated upon request.

2. Aims

We are committed to providing excellent services that meet agreed service standards. The aim of this policy is: to set out the approach that we will take when managing the tenancies and leases of those residents who keep or wish to keep pets.

3. Legislative and regulatory framework

Animal Welfare Act 2006
Dangerous Dogs Act 1991
Control of Dogs Act 1992
Equality Act 2010
Landlord and Tenant Act 1985
The City of London Housing Service Tenancy Agreement

4. Related Policies and Strategies

N/A.

5. Scope of the Policy

This policy applies to the residents of our social housing estates in both tenanted and leasehold properties. This policy does not apply to our sheltered housing properties or the City of London Almshouses; please speak to your scheme manager for information about the local policy on pets.

6. Background

The City of London Corporation historically operated a 'no pets' policy across all its housing estates. This was revised, following a consultative exercise in 2014, to allow some pets to be kept.

7. Introduction

The City of London Corporation wishes residents to enjoy living in their homes and we understand that keeping a pet can help people to do so. As a landlord, we must balance this with ensuring the animals are kept safely and responsibly, and that a nuisance is not caused to other residents.

8. Cats

Up to two indoor cats or 'house cats' are permitted per property. Cats must not be allowed to roam in indoor or outdoor communal areas, or to cause a nuisance.

9. Dogs

Registered guide dogs, hearing dogs and other assistance dogs are permitted in any property; they must be registered with an accredited member organisation of Assistance Dogs International (ADI) or the International Guide Dog Federation (IGDF).

Those who live in a flat or a maisonette are not allowed to keep a dog other than a registered guide, hearing or assistance dog as above.

Those who live in a house, with exclusive use of an enclosed garden, are permitted to keep one dog per property.

All dogs, including registered assistance dogs, may not be exercised on City of London estates and communal areas, and must not be allowed to cause a nuisance to others.

All dogs, including registered assistance dogs, must be kept on a lead at all times when being taken through a City of London estate.

10. Other Animals

Small domestic pets such as hamsters, caged birds and fish are permitted to be kept. Exotic or wild animals are not permitted to be kept.

11. Resident Responsibilities

Residents are responsible for the health and welfare of their pets. Under the Animal Welfare Act 2006, this is called a duty of care and requires proper day-to-day management and care of an animal.

Residents are also responsible for the behaviour and control of any animal they own or those owned by visitors to their home. This includes issues such as fouling, noise, smell or injuries caused by the animal and damage caused to property, including communal areas.

Residents may not undertake the following activities from their City of London property:

- Breeding of animals.
- Sale of animals.
- Hoarding of animals – this is the term used for people who keep an excessive number of animals without the ability to properly house or care for them.

The City will take appropriate action if there is a breach of this policy and in cases where residents allow animals to cause nuisance.

12. Policy Exceptions

In exceptional circumstances, the City of London Corporation may consider variations to this policy. The variation will depend upon the individual situation, any extenuating circumstances and the evidence available. Each case will be considered on individual merit. The City's decision and reasons for the decision will be provided in writing to the relevant parties.

13. Further Information

If residents have any questions about the care of their pets, they should contact a vet or a suitable accredited animal welfare organisation.

Further information on keeping pets appropriately may be found:

<https://www.rspca.org.uk/adviceandwelfare/pets>

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